018.0	0004	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	854,100 / 854,100
					USE VALUE:	854,100 / 854,100
					ASSESSED:	854,100 / 854,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		PRINCETON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HERDERHURST PHILIP J--ETAL
Owner 2:	HERDERHURST JUDITH/TRUSTEES
Owner 3:	
Street 1:	74 PRINCETON RD
Street 2:	HERDERHURST REALTY TRUST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .128 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1935, having primarily Vinyl Exterior and 1686 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	10	37A
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5580.000	354,800		499,300	854,100
Total Card	0.128	354,800		499,300	854,100
Total Parcel	0.128	354,800		499,300	854,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 506.58 | /Parcel: 506.58

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 12845
GIS Ref:
GIS Ref:
Insp Date: 11/17/17

!1532!

PREVIOUS ASSESSMENT

Parcel ID: 018.0-0004-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	354,800	0	5,580.	499,300	854,100		Year end	12/23/2021
2021	101	FV	344,800	0	5,580.	499,300	844,100		Year End Roll	12/10/2020
2020	101	FV	344,800	0	5,580.	499,300	844,100	844,100	Year End Roll	12/18/2019
2019	101	FV	250,800	0	5,580.	646,100	896,900	896,900	Year End Roll	1/3/2019
2018	101	FV	250,800	0	5,580.	411,200	662,000	662,000	Year End Roll	12/20/2017
2017	101	FV	250,800	0	5,580.	375,900	626,700	626,700	Year End Roll	1/3/2017
2016	101	FV	250,800	0	5,580.	305,400	556,200	556,200	Year End	1/4/2016
2015	101	FV	240,900	0	5,580.	305,400	546,300	546,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:08:12

LAST REV

Date	Time
11/17/21	09:47:35
jorourke	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 1532

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HERDERHURST PHI	1140-155		5/11/1995			No	No		F

USER DEFINED

Prior Id # 1:	12845
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/20/2019	672	Insulate	5,400	C				
3/5/2013	292	Manual	800	C				
10/20/2011	1323	Manual	59,325					REPAIR WATER DAMAG
8/4/1998	520	Redo Kit	12,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2017	Meas/Inspect	BS	Barbara S
5/24/2013	Info Fm Prmt	EMK	Ellen K
2/2/2009	Meas/Inspect	294	PATRIOT
11/6/2000	Hearing Chag	189	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	243	PATRIOT
8/24/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5580		Sq. Ft.	Site		0	85.	1.05	2									499,291						499,300	

Total AC/HA:	0.12810	Total SF/SM:	5580	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	499,291	Spl Credit		Total:	499,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.24181604
Const Adj.:	1.00188005
Adj $ / SQ:	174.181
Other Features:	79092
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	435919
Depreciation:	81081
Depreciated Total:	354838

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

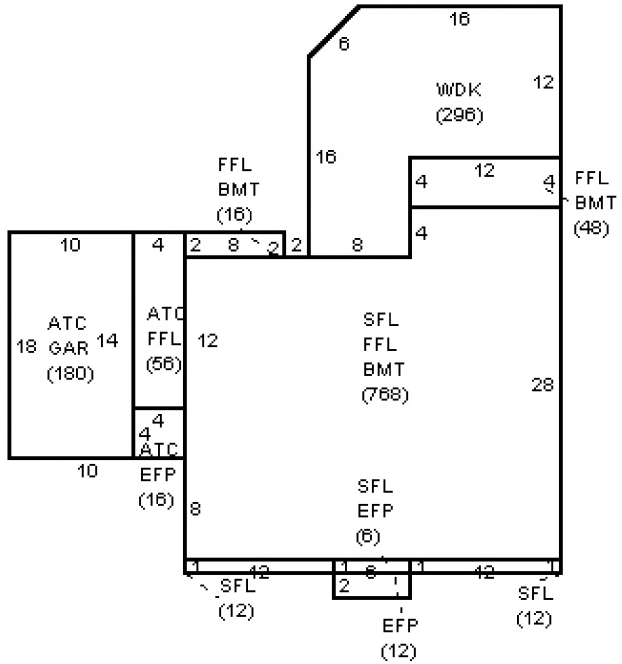
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	174.18
Special Features:	0	Val/Su Net:	113.86
Final Total:	354800	Val/Su SzAd	199.98

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	888	174.180	154,673
BMT	Basement	832	52.250	43,476
SFL	Second Floor	798	174.180	138,997
WDK	Deck	296	9.400	2,781
GAR	Garage	180	28.940	5,210
ATC	Attic	88	104.510	9,218
EFP	Enclos Porch	34	72.740	2,473
	Net Sketched Area:	3,116	Total:	356,828
Size Ad	1774.2	Gross Area	3280	FinArea 1686

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0004-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	